

(860) 594-3020

**MINUTES OF MEETING HELD
BY STATE TRAFFIC COMMISSION**

MAY 16, 2006

Present: Deputy Commissioner Anthony D. Portanova
Department of Motor Vehicles

Deputy Commissioner Edward Lynch
Department of Public Safety

Deputy Commissioner Carl F. Bard
Department of Transportation

The meeting was called to order in Conference Room a of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, May 16, 2006.

1. Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adopt the minutes of the following meetings:

April 13, 2006

April 28, 2006

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2. Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations. She also noted that the New Britain report on Page 4 of the agenda (STC# 088-0604-01) includes approval for a change in billing for the energy use to the City of New Britain.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

Bristol - STC# 017-0603-01

Approve a revision to the existing traffic control signal at the intersection of Rt. 72 and Tulip St. to include an actuated pedestrian phase.

East Hartford - STC# 042-0604-01

1. Rescind all previously approved parking regulations on the west side of Rt. 5 from the northerly curb line of Rt. 44 northerly to the southerly curb line of Governor St.
2. Approve a "No Parking Any Time" zone on the west side of Rt. 5 (Main St.) from the northerly curb line of Rt. 44 (Connecticut Blvd.) and extending northerly, a distance of approximately 410 feet.
3. Approve a "No Parking Bus Stop" zone on the west side of Rt. 5 beginning at the southerly curb line of Governor St. and extending southerly approximately 100 feet.

East Hartford - STC# 042-0605-01

Grant the Town of East Hartford permission to install, operate and maintain a full actuated traffic control signal, with programmed flashing operation (12:30 AM to 5 AM daily) and an exclusive walk phase, on Willow St. at the Pratt and Whitney Campus North and South Parking Lot drives.

East Haven - STC# 043-0603-01

Grant the Town of East Haven permission to install, operate and maintain a semi-actuated traffic control signal with an actuated exclusive pedestrian phase at the intersection of Messina Dr. and Main St./Kirkham Ave.

Hamden - STC# 061-0509-02

1. Rescind Item 2 of Traffic Investigation Report No. 061-8006-02 which approved lane-use control on the Rt. 10 EB approach at the intersection of Rt. 10, Dixwell Ave. and Morse St.
2. Rescind the "No Turn on Red" signs for the intersection of Rt. 10, Dixwell Ave. and Morse St. which were approved under Traffic Investigation Report No. 061-7809-01.
3. Approve the following lane use control at the intersection of Rt. 10, Dixwell Ave. and Morse St.:
 - a. Rt. 10 EB: A left-turn lane
A shared left-turn/through/right-turn lane
 - b. Rt. 10 SB: A left-turn lane
A through lane
A right-turn lane
4. Approve the installation of "No Turn on Red" signs for the Dixwell Ave. NB and Morse St. WB approaches at the intersection of Rt. 10, Dixwell Ave. and Morse St.

Ledyard - STC# 071-0602-01

Approve a change in the speed limit from 40 mph to 35 mph for both directions on Rt. 12 from a point 0.14 miles north of Kings Hwy. (s. jct.) (mile 4.54) northerly to Whalehead Rd. (mile 5.26), a distance of 0.72 miles.

Middlefield - STC# 081-0408-01

1. Approve a revision of the existing traffic control signal at the intersection of Rt. 66 at Jackson Hill Rd. and Higby Rd. to include emergency pre-emption.
2. Rescind previously approved lane-use control at the intersection of Rt. 66 at Jackson Hill Rd. and Higby Rd.
3. Approve the following lane-use control at the intersection of Rt. 66 at Jackson Hill Rd. and Higby Rd.:

EB Rt. 66: A left-turn lane
A through lane
A combination right-turn/through lane

WB Rt. 66: A left-turn lane
A through lane
A combination right-turn/through lane

4. Approve a "No Turn On Red" sign on the following approaches at the intersection of Rt. 66 at Jackson Hill Rd. and Higby Rd.:

NB Jackson Hill Rd. at Rt. 66
SB Higby Rd. at Rt. 66

Middlefield - STC# 081-0408-02

1. Approve a revision of the existing traffic control signal at the intersection of Rt. 66 at Rt. 147 and Guida's Drive to include emergency pre-emption and an actuated pedestrian phase.
2. Rescind previously approved lane-use control at the intersection of Rt. 66 at Rt. 147 and Guida's Drive.
3. Approve the following lane-use control at the intersection of Rt. 66 at Rt. 147 and Guida's Drive:

EB Rt. 66: A left-turn lane
Two through lanes
A right-turn lane

WB Rt. 66: A left-turn lane
A through lane
A combination right-turn/through lane

NB Rt. 147: A left-turn lane
A combination left-turn/through/right-turn lane

Middlefield - STC# 081-0511-02

1. Approve a revision of the existing traffic control signal at the intersection of Rt. 66 and Rt. 217 to include emergency pre-emption.
2. Rescind previously approved lane-use control at the intersection of Rt. 66 and Rt. 217.
3. Approve the following lane-use control at the intersection of Rt. 66 at Rt. 217:

EB Rt. 66: Two through lanes
A left-turn lane

WB Rt. 66: A right-turn lane
Two through lanes

SB Rt. 217: A right-turn lane
A left-turn lane

Middlefield - STC# 081-0604-03

Approve the establishment of a 6,000-foot "No Parking Anytime" zone on both sides of Rt. 66 between approximately 200 ft. east of Rt. 147 and approximately 1,000 ft. west of Jackson Hill Rd.

Monroe - STC# 084-0511-02

1. Approve a "School Speed Limit 25 MPH When Flashing" zone on Rt. 111 (Monroe Tpke.) NB from a point opposite SNET utility pole No. 85 northerly to a point 25 feet north of and opposite the north driveway to the Monroe Elementary School, a distance of 945 feet.
2. Approve a "School Speed Limit 25 MPH When Flashing" zone on Rt. 111 (Monroe Tpke.) SB from a point 20 feet north of SNET utility pole No. 76 southerly to a point 15 feet north of SNET utility pole No. 84, a distance of 945 feet.

The "School Speed Limit 25 MPH When Flashing" zones will only be in effect when the flashing equipped signs are in operation. This will be on school days as follows:

8:00 - 9:00 a.m.
2:00 - 4:00 p.m.

and when there are activities outside of regular school hours.

3. Approve a School Zone for the purpose of installing "School Zone Ahead Fines Doubled" signs for both directions of Rt. 111 (Monroe Tpke.) from a point 25 feet north of Monroe Elementary School north driveway southerly to a point 15 feet north of SNET utility pole No. 84, a distance of 845 feet.

New Britain - STC# 088-0604-01

1. Rescind all previously approved Traffic Investigation Reports for the intersection of Rt. 71 (Hartford Rd.) at Village Square Drive and Target driveway.
2. Approve a traffic control signal at the intersection of Rt. 71 (Hartford Rd.) at Village Square Drive and Target driveway.
3. Approve the following lane-use control at the intersection of Rt. 71 (Hartford Rd.) at Village Square Drive and Target driveway.

NB Rt. 71: A combination right-turn/through lane
A left-turn lane

SB Rt. 71: A right-turn lane
A through lane
A left-turn lane

New London - STC# 094-0603-01

That the programmed flashing operation be removed from the traffic control signal at the intersection of Rt. 32 at drive to Connecticut College.

New London - STC# 094-0603-02

That the programmed flashing operation be removed from the traffic control signal at the intersection of Rt. 32 at Deshon St.

New London - STC# 094-0603-03

That the programmed flashing operation be removed from the traffic control signal at the intersection of Rt. 32 at Reservoir St.

Sharon - STC# 125-0602-01

That no change be made to the passing zone on Rt. 343 in the vicinity of No. 138 Amenia Rd.

Suffield - STC# 139-0601-02

1. Approve the following lane-use control at the intersection of Rt. 168 and Ffyer Place and drive to CVS Plaza:

WB Rt. 168: A through lane
A left-turn lane

EB Rt. 168: A through lane
A left-turn lane

2. Approve the installation of a traffic control signal at the intersection of Rt. 168 at Ffyer Place and drive to CVS Plaza.

Brookfield/Newtown - STC# 174-0603-01

1. Approve the request to prohibit thru truck traffic in both directions on Obtuse Rd., in Newtown, from Currituck Rd. northerly to the Brookfield town line, a distance of 1.17 miles.
2. Approve the request to prohibit thru truck traffic in both directions on Obtuse Rd. South, in Brookfield, from the Newtown town line northerly to Rt. 133 (Obtuse Rd.), a distance of 1.70 miles.

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

Ms. Cabelus also stated that Chief Lowell Humphrey was unable to attend today's meeting and has asked that the Canton item below be tabled until next month.

3. NEW BUSINESS:

a. Canton - STC# 023-0603-01

That no change be made to the 40 mph speed limit for both directions of travel on Rt. 44 from Rt. 179 (w. jct.) easterly to the Simsbury/Avon Town Line, a distance of 3.64 miles.

Chief Lowell F. Humphrey, the Legal Traffic Authority, did not concur with the recommendation, and had been invited to attend today's meeting, but did not attend as noted above.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to table this item until the June meeting.

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b. Killingworth - STC# 069-0604-01

That a traffic control signal not be installed at the intersection of Rt. 81 (Higganum Rd.) at Bridlepath Trail.

Mr. Martin Klein, the Legal Traffic Authority, did not concur with the recommendation, and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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4. **MAJOR TRAFFIC GENERATORS:**

a. **Middletown - STC# 082-0604-01**

Mr. Thomas N. Lamb presented the staff report on the request to revise the conditions of Certificate No. 1573 issued for Home Depot.

Deputy Commissioner Bard asked if there was anyone present involved with this development who could address the need for another extension.

Ms. Barbara Dove addressed the Commission. She had given a brief history of the past couple of years regarding the need for extensions, stating that the delay was due to difficulty with the landlord and the utility company in scheduling the pole relocation work.

Deputy Commissioner Bard stated that the Commission questions the commitment to have this work completed by the designated date.

Ms. Dove stated that CL&P is beginning work this week and the road work, upon completion of the utility relocation, should take only about 30 days.

Deputy Commissioner Bard requested that additional wording be added which states that failure to meet this schedule will result in the Department taking immediate steps to call the bond and have this work completed.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the conditions of State Traffic Commission (STC) Certificate No. 1573 (Traffic Investigation Report No. 082-0305-02) approved July 15, 2003, be revised as indicated below.

1. Rescind Condition No. 2 of Traffic Investigation Report No. 082-0509-02 approved October 18, 2005.
2. That Condition Nos. 2 and 9 of Certificate No. 1573 requiring a Route 66 eastbound right-turn lane and signal revision respectively, as described in Traffic Investigation Report No. 082-0305-02 be satisfied by September 1, 2006. *
3. That all other conditions of Certificate No. 1573 remain in effect.
4. That the owner be responsible for all additional costs incurred by the State of Connecticut due to delays of State Project 81-83 as a result of the right-turn lane not being completed.
5. That a copy of Traffic Investigation Report No. 082-0604-01 be recorded on the municipal land records in accordance with the established procedure within five business days of its receipt.

a. Middletown - STC# 082-0604-01 - Contd.

6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* The following sentence was added to Condition No. 2 at today's meeting:

Failure to meet this schedule will result in the Department taking immediate steps to call the bond and have this work completed.

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b. Newington - STC# 093-0603-01

Ms. Melanie S. Moreau presented the staff report on the Application for Certificate filed for Proposed Furniture Store/Grantmoor Motor Lodge/Sphinx Temple Complex.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to CNLRS Exchange I, Inc., for an expansion of the Grantmoor/Sphinx Temple development to include a 20,602-square-foot furniture store for a total of 173,825 square feet of mixed-use development consisting of a 123,000-square-foot (95-unit) motel, a 30,223-square-foot cathedral and banquet hall, a 20,602-square-foot furniture store and a total of 391 parking spaces located on Route 5/15 in the Town of Newington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Layout Plan, C.N.R.L.S. Exchange I, 3000 Berlin Turnpike, Newington, Connecticut," prepared by A/N Consulting Engineers, Sheet No. 1, dated March 10, 2006.
 - B. "Pavement Marking Plan, CNLRS Exchange I, Inc., 3000 Berlin Turnpike, Newington, Connecticut," prepared by A/N Consulting Engineers, Sheet No. C-1A dated September 2005 and last revised May 11, 2006.
 - C. "Sphinx Temple, Deming Street, Newington, Connecticut, Parking & Sightlines Plan," prepared by GM2 Associates, Inc., dated April 2006.
1. That the site driveways on Route 5/15 and Deming Street be constructed in substantial conformance with the referenced plans.

b. Newington - STC# 093-0603-01 - Contd.

2. That 610 feet of intersection sight distance to the south be provided and maintained from the site driveway along Route 5/15 measured at a point 15 feet back from the edge of roadway.
3. That 390 feet of intersection sight distance to the north and to the south be provided and maintained from the site driveway along Deming Street at a point 15 feet back from the edge of roadway.
4. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
5. That a suitably sized detention system reviewed and approved by the Department of Transportation be provided within the development parcel prior to issuance of an encroachment permit.
6. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$60,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 093-0603-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 093-0603-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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c. Shelton - STC# 126-0602-01

Mr. Antony Cieri presented the staff report on the request to reinstate and revise the conditions of Certificate No. 1378 issued for Reservoir Corporate Center.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that State Traffic Commission (STC) Certificate No. 1378, Traffic Investigation Report No. 126-9803-01, approved on July 21, 1998 be reinstated for one year and the conditions be revised as indicated below.

The requirements refer to the following plans:

c. Shelton - STC# 126-0602-01

- A. "Vicinity Map, International Place-Research Drive, Phase Two-Lot B, Shelton, Connecticut" Sheet No. SP-1, dated March 8, 2006, prepared by J. Cosentino Engineering.
- B. "Site Plan, International Place, Research Drive-Shelton, Connecticut" Sheet 1 of 7, dated November 8, 2005 and revised April 12, 2006, prepared by James R. Swift.
- 1. That all conditions of Traffic Investigation Report Nos. 126-9803-01 and 126-9809-01 remain in effect.
- 2. That the total size of the development be reduced from 390,000 square feet of office space with 1,475 parking spaces to 306,266 square feet of office space with 1,138 parking spaces.
- 3. That the site driveways on Research Drive and Progress Drive be constructed in substantial conformance with the referenced plans.
- 4. That stop bars and stop signs be installed and maintained at the site drives on Research Drive and Progress Drive.
- 5. That all work on roadways that are owned and maintained by the City of Shelton be performed in conformance with the standards and specifications of the City.
- 6. That intersection sight distances from the site driveways on Research Drive and Progress Drive be provided and maintained to the City of Shelton standards.
- 7. That no access to the site property from any adjacent properties be established without STC approval.
- 8. That prior to the reinstatement of the Certificate, a bond be posted and maintained with the City of Shelton to cover the costs of the work required on Research Drive.
- 9. That prior to the reinstatement of the Certificate, a copy of Traffic Investigation Report No. 126-0602-01 be recorded on the municipal land records in accordance with the established procedure.
- 10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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d. Thompson - STC# 141-0601-01

Mrs. Cava R. Castagnaro presented the staff report on the Application for Certificate filed for Thompson Public Schools and Offices.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the Town of Thompson for the Thompson Public Schools and Offices, a 319,555-square-foot gross floor area school complex and town hall with 451 parking spaces, located on Route 12 in the Town of Thompson, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plan entitled:

"Overall Site Plan," prepared by Blades & Goven Landscape Architects, Drawing No. L100, dated December 2, 2005.

1. That the existing site driveways on Route 12 reflect the geometry shown on the referenced plan.
2. That intersection sight distances be provided and maintained from the northerly school driveway on Route 12 as shown on the referenced plan.
3. That intersection sight distances be provided and maintained from the town hall driveway on Route 12 as shown on the referenced plan.
4. That the existing stop bar, "Stop" sign and "Do Not Enter" signs be maintained on the northerly school driveway.
5. That the existing "Do Not Enter" sign be maintained on the southerly school driveway at the first internal intersection.
6. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 141-0601-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
7. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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e. Wallingford - STC# 148-0510-02

Mr. David M. Fabry presented the staff report on the request to reinstate and revise the conditions of Certificate No. 1450 issued for Home Depot Plaza.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that State Traffic Commission (STC) Certificate No. 1450, Traffic Investigation Report No. 148-9709-02, approved on October 20, 1998 be reinstated for one year and the conditions be revised as indicated below.

This recommendation is based on the plans entitled:

- A. "The Home Depot, North Colony Road, Wallingford, Connecticut, Signing and Striping," Drawing S-1 of 30, dated March 29, 2001, revised May 21, 2001 prepared by TPA Design Group.
 - B. "STC Submission, The Home Depot, North Colony Road, Wallingford, Connecticut, Route 5 Layout," Drawing 1 of 1, dated March 29, 2001, revised May 21, 2001 prepared by TPA Design Group.
1. That Traffic Investigation Report No. 148-0104-01 be rescinded.
 2. That Route 5 be reconstructed and the median extended to the north in substantial conformance with the referenced plans.
 3. That signs be installed and pavement markings revised on Route 5 in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
 4. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
 5. That prior to the reinstatement of the Certificate, a bond be posted and maintained in the amount of \$150,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 148-0510-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
 6. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
 7. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway

e. Wallingford - STC# 148-0510-02 - Contd.

8. That condition numbers 8 and 9 of Traffic Investigation Report No. 148-9709-02 regarding the granting of easements to the State be completed prior to re-instatement of the Certificate.
9. That prior to the reinstatement of the Certificate, a copy of Traffic Investigation Report No. 148-0510-02 be recorded on the municipal land records in accordance with the established procedure.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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f. Windsor - STC# 164-0601-01

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for Hotel and Office Development.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Windsor International LTD, PRT, for a 232,000-square-foot gross floor area mixed-use hotel and office development with 701 parking spaces, located on Corporate Drive in the Town of Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plan entitled:

"Site Plan, Prepared for PRA Development and Management Corporation, 200 & 300 Corporate Drive, Windsor, Connecticut," prepared by Alford Associates, Inc., dated July 27, 2005 and last revised March 27, 2006.

1. That Traffic Investigation Report No. 164-8401-02 be rescinded.
2. That the site driveway on Corporate Drive be constructed in substantial conformance with the referenced plan.
3. That intersection sight distances be provided and maintained from the site driveway on Corporate Drive as shown on the referenced plans.
4. That a convenient and well signed on-site, bus stop with a passenger loading/unloading area including handicapped access be provided.

f. Windsor - STC# 164-0601-01 - Contd.

5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 164-0601-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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g. Fairfield - STC# 050-0604-01

Mr. Sunny D. Ezete presented the staff report on the request to revise the conditions of Certificate No. 245-B issued for Tunxis Hill Shopping Center.

Deputy Commissioner Portanova questioned if the bond was to ensure the easement is secured. Mr. Ezete stated that it was to ensure all the conditions were met. Deputy Commissioner Portanova asked if Mr. Ezete was aware of why Kohl's was opposed to the easement, and Mr. Ezete stated that he was not but, due to Kohl's need for a similar easement on another project, he is confident that Kohl's will now agree to the easement at this location.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the conditions of State Traffic Commission (STC) Certificate 245-B (Traffic Investigation Report 050-0510-01) approved November 15, 2005 be revised as indicated below.

1. Rescind Condition No. 3 of Traffic Investigation Report No. 050-0510-01 which required Kings Highway Realty, LLC to modify the traffic signal on Route 58 (Tunxis Hill Road) at the driveway to Tunxis Hill Shopping Center to include a microwave detector for Kohl's driveway by April 16, 2006.
2. That the applicant approach the Kohl's property owner to obtain an easement to maintain traffic signal appurtenances on Kohl's property at the intersection of Route 58 and Kohl's driveway. Right-of-Way File No. 050-000-231. Should an agreement to secure the appurtenance easement not be reached, then a microwave detector should be installed by November 21, 2006.
3. That condition Nos. 1, 2, 4, 5 and 6 of Certificate No. 245-B (Traffic Investigation Report No. 050-0510-01) remain in effect.
4. That these revisions shall not be effective until a copy of Traffic Investigation Report No. 050-0604-01 has been recorded on the municipal land records in accordance with the established procedure.

g. Fairfield - STC# 050-0604-01

5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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h. Orange - STC# 106-0506-01

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for Stew Leonard's.

Deputy Commissioner Portanova questioned as to the land use in the surrounding area. Mr. Ezete stated that there was mixed residential and commercial.

Deputy Commissioner Lynch asked if there were any traffic concerns. Mr. Ezete stated that the improvements will mitigate any impacts. He also mentioned that other state projects in the area, both completed and under way, will mitigate impact as well.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Stew Leonard's for Stew Leonard's, a 211,150-square-foot gross floor area retail, outdoor garden, warehouse and processing, restaurant and in-house training development with 1,075 parking spaces, located on Marsh Hill Road, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans entitled:

- A. "Roadway Improvement Plan," Stew Leonard's 161 Marsh Hill Road Orange, Connecticut, Drawing No. RP-2, date January 3, 2005 revised March 14, 2006, prepared by Rotondo Engineering, LLC.
- B. "Roadway Improvement Plan," Stew Leonard's 161 Marsh Hill Road, Orange Connecticut, Drawing No. RP-3, dated January 3, 2005, revised February 16, 2006, prepared by Rotondo Engineering, LLC.
- C. "Roadway Improvement Plan," Stew Leonard's 161 Marsh Hill Road Orange, Connecticut, Drawing Nos. RP-4 and RP-6, dated January 6, 2005, revised February 16, 2006, prepared by Rotondo Engineering, LLC.
- D. "Overall Site Plan & General Information", Stew Leonard's 161 Marsh Hill Road Orange, Connecticut 06477, Drawing No. L001, dated July 2, 2004, revised January 3, 2005, prepared by Blades & Goven.

h. Orange - STC# 106-0506-01 - Contd.

1. That Edison Road Extension be constructed in substantial conformance with the referenced plans.
2. That the site driveways on Edison Road Extension be constructed in substantial conformance with the referenced plans.
3. That the following roadways be reconstructed or widened in conformance with the referenced plans.
 - Marsh Hill Road
 - Lambert Road
 - Old Tavern Road
4. That traffic signals be installed at the following intersections; upon completion and acceptance they will be owned and maintained by the Town of Orange.
 - Marsh Hill Road at Edison Road Extension
 - Edison Road Extension at Stew Leonard's westerly site driveway
5. That traffic signals be revised at the following intersections:
 - Marsh Hill Road and Indian River Road
 - U.S. Route 1 (Boston Post Road) and Lambert/South Lambert Roads
 - Route 152 (Orange Center Road) at Old Tavern Road
6. That the following traffic signals be coordinated using time base coordination (TBC)
 - Marsh Hill Road at Edison Road
 - Marsh Hill Road at Indian River Road
7. That Marsh Hill Road be re-striped to provide an exclusive left-turn lane onto Edison Road Extension.
8. That the driveway to No. 181 Marsh Hill Road be closed upon construction of Edison Road Extension.
9. That the development be in compliance with Section 32 (13a-123) (f) of the Connecticut General Statutes, (Legislation concerning use of Variable Message Signs), at all times.
10. That prior to the issuance of an encroachment permit, an inspection/maintenance agreement with the District 3 Office be prepared for the sites above ground and underground storm water detention facilities and recorded on the municipal land records.
11. That all work on roadways that are owned and maintained or will be owned and maintained by the Town of Orange be performed in conformance with the standards and specifications of the Town.

h. Orange - STC# 106-0506-01 - Contd.

12. That intersection sight distance be provided and maintained from the site driveways along Edison Road Extension in conformance with town standards but no less than 390 feet.
13. That signs and pavement markings be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
14. That signs and pavement markings be installed and maintained on the site driveways in substantial conformance with the referenced plans, and in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
15. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
16. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$150,000.00 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 106-0506-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
17. That prior to the issuance of a Certificate, a bond be posted and maintained with the Town of Orange to cover the costs of the work required on town roads.
18. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 106-0506-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
19. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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i. Berlin - STC# 007-0605-01

Mr. Patrick I. Onwuazor presented the staff report on the request to revise the conditions of Certificate No. 1662 issued for Stop & Shop.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the conditions of State Traffic Commission (STC) Certificate 1662 (Traffic Investigation Report No. 007-0405-01) approved December 21, 2004 be revised as indicated below.

i. Berlin - STC# 007-0605-01

1. That Condition No. 12 of Traffic Investigation Report No. 007-0405-01, which required that the applicant install a bus shelter on the site, in accordance with CTTransit standards, be rescinded.
2. That all other conditions of Certificate No. 1662, as described in Traffic Investigation Report No. 007-0405-01, remain in effect.
3. That these revisions shall not become effective until a copy of Traffic Investigation Report No. 007-0605-01 has been recorded on the municipal land records in accordance with the established procedure.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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j. Cromwell - STC# 033-0601-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for Courtyard Marriott Hotel/Restaurant.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Nutmeg Partnership for Courtyard Marriott Hotel/Restaurant, a 86,548-square-foot gross floor area of hotel and restaurant with 261 parking spaces, located on Sebethe Drive in the Town of Cromwell, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based and referenced to the following plans prepared by DiCesare Bentley entitled:

- A. "Property Survey and Development Plan-Property of Nutmeg Partnership-4 Sebethe Drive-Cromwell, Connecticut," Sheet 1 of 8 dated August 29, 2005 and last revised May 3, 2006.
 - B. "Site Layout and Landscaping Plan-New Restaurant-Property of Nutmeg Partnership-4 Sebethe Drive -Cromwell, Connecticut," Sheet 3 of 8, dated August 29, 2005 and last revised April 18, 2006.
1. That the site drives on Sebethe Drive remain as shown on the above-referenced plans.
 2. That intersection sight distances be provided and maintained from the site driveways on Sebethe Drive as shown on the referenced plans.

j. Cromwell - STC# 033-0601-01 - Contd.

3. That a chain-link non-access fence be extended southerly along the development's property on the I-91 southbound off-ramp to Route 372 in accordance with the Department of Transportation's fencing policy.
4. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
5. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 033-0601-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
6. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 033-0601-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
7. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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k. Hartford - STC# 063-0601-02

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for Sports & Medical Sciences Academy.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Hartford Board of Education for Sports and Medical Sciences Academy, a 158,471-square-foot gross floor area school with 108 parking spaces, located on Huyshope Avenue in the City of Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the applicant's plan prepared by BETA Group, Inc. entitled, "Site Layout Plan" Sheet C-5, dated January 17, 2006 and last revised May 10, 2006.

This recommendation is based on the following conditions:

1. That the site driveways on Huyshope Avenue and Curcombe Street be constructed in substantial conformance with the referenced plan.

k. Hartford - STC# 063-0601-02 - Contd.

2. That intersection sight distances be provided and maintained from the site driveways on Huyshope Avenue in accordance with the City of Hartford's standard.
3. That signs and pavement markings on Huyshope Avenue be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
4. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 063-0601-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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1. Groton - STC# 058-0512-01

Mr. Y. Kevin Ng presented the staff report on the Application for Certificate filed for the expansion of Lighthouse Square and Country Glen Apartments (The Woodlands).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Dover One, LLC for an expansion of Lighthouse Square and Country Glen Apartments to include the Phoenix Apartments and The Woodlands, 134,705-square-foot gross floor area of apartment complexes with 282 parking spaces for a total 445,529 square feet of residential and retail with a total 1,110 parking spaces located on Meridian Street Extension and Route 1 in the Town of Groton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Overall Site Plan, The Woodlands-Country Glen Apartments-Phoenix Apartments-Lighthouse Square, Groton, Connecticut," prepared by Northeast Engineers & Consultants, Inc., dated February 1, 2006.
- B. "Site Layout Plan," prepared by Northeast Engineers & Consultants, Inc., Drawing No. S2, Sheet 5 of 21, dated December 19, 2005, last revised on March 17, 2006.

1. Groton - STC# 058-0512-01

1. That all conditions of Certificate No. 667-A (Traffic Investigation Report No. 058-0310-02) and Certificate No. 667 (Traffic Investigation Report No. 058-8607-02) remain in effect.
2. That the site driveway to The Woodlands on Wood Haven Road be constructed in substantial conformance with the referenced plans.
3. That the existing Phoenix Apartments driveway on Route 1 reflect the geometry shown on the referenced plans.
4. That intersection sight distances be provided and maintained from The Woodlands site driveway on Wood Haven Road in conformance with Town requirements.
5. That fencing be provided between the development and the Amtrak Railroad property in accordance with the Department of Transportation's fencing policy.
6. That signs and pavement markings on The Woodlands site drive be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
7. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
8. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 058-0512-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
9. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 058-0512-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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m. North Stonington - STC# 101-0604-01

Mr. Y. Kevin Ng presented the staff report on the Application for Certificate filed for the expansion of Briarwood II Subdivision (Lots 15 and 16).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Raspberry Junction Properties, LLC for the 164-room hotel (68,040 square feet) expansion of Briarwood II Subdivision (Lots 15 and 16), for a total 76,440-square-foot gross floor area of retail/office/commercial space with a 120-room hotel (52,000 square feet) and a 164-room hotel (68,040 square feet) along with 1,011 parking spaces, located on Route 2 (Norwich-Westerly Road) in the Town of North Stonington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Briarwood II Subdivision - Lots 15 & 16 - Route 2 (Norwich-Westerly Road) - North Stonington, Connecticut," dated April 25, 2006 and last revised May 9, 2006, prepared by Barkan & Mess Associates, Inc.
- B. "Briarwood II Subdivision - Property of Development Associates, Inc. - Connecticut State Route 2 - A.K.A. Norwich Westerly Road - North Stonington, Connecticut," dated July 9, 1987 and last revised May 9, 2006, prepared by DiCesare-Bentley Engineers, Inc.
1. That Traffic Investigation Report Nos. 101-9702-01 and 101-9510-01 (Certificate No. 1001-B) be rescinded.
2. That all conditions of Certificate Nos. 1001, 1001-A and 1001-C remain in effect.
3. That the site drive on Route 2 be revised in conformance with the above-referenced plans.
4. That Route 2 (Norwich-Westerly Road) be widened in substantial conformance with the referenced plans.
5. That intersection sight distances be provided and maintained from the site driveway on Route 2 as shown on the referenced plans.
6. That approach grades of the driveways along Route 2 affected by the roadway widenings noted in Traffic Investigation Report No. 101-0604-01 meet Department of Transportation's standards for intersecting streets or not be increased.
7. That Route 2 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 2 Office.

m. North Stonington - STC# 101-0604-01 - Contd.

8. That the existing 15-inch and 24-inch culverts crossing under Route 2 downstream of Briarwood II Subdivision be restored/cleaned so that the original flowing capacity can be restored.
9. That all easements required for Certificate No. 1001 and 1001-C (Traffic Investigation Report Nos. 101-8906-01 and 101-9908-02) be finalized prior to the issuance of an encroachment permit.
10. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
11. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
12. That signs and pavement markings on Route 2 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
13. That signs and pavement markings on the site drive be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
14. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
15. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
16. That illumination be installed on Route 2 at the site drive. The owner of Raspberry Junction Properties, LLC shall be responsible for the cost of the electricity to operate the illumination.
17. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
18. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

m. North Stonington - STC# 101-0604-01 - Contd.

19. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$120,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 101-0604-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
20. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 101-0604-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
21. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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n. Norwich - STC# 103-0601-02

This item was removed from the agenda prior to the meeting.

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5. MAJOR TRAFFIC GENERATOR - EXTENSIONS

- a. That the following be extended for one year:

**Certificate No. 1606 issued for
Riverwalk in Norwalk**

Ms. Cabelus stated that this development is a joint venture between a developer and the Norwalk Redevelopment Agency, originally certified in June 2004. It has been granted two extensions. Many of the required improvements have been completed; however, there are significant off-site improvements which are yet to be completed and are in final design by the City. All local approvals are still in effect. There have been minimal changes in the area's development and traffic volumes and, therefore, she recommended that an extension be granted.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to extend Certificate No. 1606 for one year.

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5. MAJOR TRAFFIC GENERATOR - EXTENSIONS - Contd.

**Certificate No. 1681 issued for
Clairmont Cluster Subdivision in Stonington**

Ms. Cabelus recommended that this certificate be extended for one year. Initial approval was granted in April 2004. Upon the posting of a bond in January 2006, a certificate was issued. Due to an appeal filed by the opposition, the project has been held up. A court decision is expected anytime. Construction is anticipated to begin upon receipt of the court's decision. Local approvals are in place.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to extend Certificate No. 1681 for one year.

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- b. That the following certificate issuance approval be extended for one year:

Traffic Investigation Report No. 113-0308-01, approved April 14, 2004, for a Proposed Hotel in Preston

Ms. Cabelus stated that the development was initially approved in April 2004. A bond has been posted. The report has just been filed on the land records. The developer is intending to begin construction upon this approval. Ms. Cabelus recommended that the certificate issuance approval be extended for one year.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to extend the certificate issuance approval for Traffic Investigation Report 113-0308-01 for one year.

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Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adjourn at 10:55 a.m.

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Ralph J. Carpenter
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
May 16, 2006
Minutes Compiled By:
Robbin L. Cabelus
Executive Director

